

- ★ Govt. Approved Valuers
- ★ Chartered Engineers
- ★ Project Consultants

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Branch Office : B - 8, Ground Floor, Prashant C.H.S. LTD., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasal (W), Dist : Palghar - 401 202.

RDA(R)/CORP/1105/2017-18

16/05/2017

PROPERTY VALUATION REPORT

A. GENERAL INFORMATION

1 Name of the Owner &
Address of the Property

Mrs. Jaya Stephen Palghadmal
Mr. Stephen Marshal Palghadmal
Flat No. 401, 4th Floor, "Jatin Probha",
L.T. Road No. 5, Off M. G. Road,
C.T.S. No. 199, Village - Pahadi,
Goregaon (West), Mumbai - 400 062.

2. Purpose of Valuation

Mortgage Loan
Corporation Bank, Goregaon-W Branch,

3. List of Documents produced for
perusal

Copy of Agreement & Occupation Certificate

4 Date of Inspection / Valuation

11/05/2017

5. Approximate distance from the
Branch to the property

@ 1 Km.

6 Situation / Location / Brief description
of the landsite & brief description of
the building

This Property is located Near Guru Nanak
Gurudwara on L.T. Road No. 5, Off M. G.
Road & at a distance of @ 1½ Km. from
Goregaon Railway Station.

7. Property Tax Details

Borne by Owners

8. Assuming the entire property is let
out, the probable monthly rent &
advance building rent:

Rs. 15,000/- to Rs. 18,000/- per month

9. Whether the building plan has been
Approved? If Yes, Date of approval,
approving authority & whether the
building has been constructed as per
the approved Plan.
If No, the reason for non-approval

Not Available

10. General Remarks

Nil



B. BUILDING	
1. Type of Construction	R.C.C.
2. Quality of Construction	Good
3. Appearance of the Building	Good
4. Number of Floors	Ground + 6 Storied (with Lift)
5. Maintenance of the Building	Good
6. Description of the Building	
a. Foundation	R.C.C.
b. Superstructure	R.C.C.
c. Roof	R.C.C.
d. Doors	Teakwood
e. Windows	Powder Coated Aluminum
f. Sanitary fittings	Good
g. Flooring	Vitrified Tiles Flooring
h. Electricity supply	Concealed Type Wiring
7. Total Plinth Area:	Details are given on next Page
8. Year of Construction	@ 2011
9. Balance Residual life of the Building estimated	44 years with periodic structural Audit & regular maintenance
10. General Remarks	Nil



C. VALUATION

This Building is Ground + 6 Storied R.C.C. Structure with Single Lift.
Flat No. 401 located on 4th Floor is One Bedroom, Hall, Kitchen Flat.

Carpet Area (as per Agreement) = 540.00 Sq.ft.

Roomwise Measurements of the Flat are as under : -

1. Hall 16'09" x 15'00" = 251.25 Sq.ft.
2. Bedroom 13'00" x 11'00" = 143.00 Sq.ft.
3. Kitchen + Passage + Toilet 11'09" x 09'04" = 109.63 Sq.ft.

Carpet Area = 503.88 Sq.ft.

Say = 504.00 Sq.ft.

Built-up Area = Carpet Area x 1.2 = 504 x 1.2 = 604.80 Sq.ft. Say = 605.00 Sq.ft.

As per Property Site 'magicbricks.com', Rates of Residential properties in Goregaon-W are in the Range of Rs. 12,632/- to Rs. 18,748/- Sq.ft.

Considering Location, Above Specifications, Age of the Building, Present Market Trends, Unit Rate of Rs. 14,000/- Sq.ft. of Built-up Area is adopted for Valuation of the Flat.

Valuation :-

1). Fair Market Value = 605 x 14,000/- = Rs. 84,70,000/-
Say = Rs. 85,00,000/- (Rs. Eighty Five Lakhs Only.)

2). Distress Sales Value = Rs. 68,00,000/- (Rs. Sixty Eight Lakhs Only.)

3). Value for Insurance Purpose = Rs. 11,00,000/- (Rs. Eleven Lakhs Only.)

4). Value as per Stamp Duty Ready Reckoner = 605 x 13,243/- = Rs. 80,12,015/-
Say = Rs. 80,00,000/- (Rs. Eighty Lakhs Only.)

I. I / Our Representative have personally inspected Asset under Valuation.

II. I have no Direct / Indirect interest in the above Valuation.

III. This Valuation Report should be read along with Disclaimers & Caveats Annexed herewith.

12.(b). This Building is 06 years old, with periodic structural audit & proper regular maintenance. We estimate a future life of 44 years adopting full life of 50 yrs.
The Net Value of Flat No. 401 is Rs. 85,00,000/- (Rs. Eighty Five Lakhs Only.)
which, in our opinion is fair & reasonable.

Place : Mumbai
Date : 16/05/2017




R.D. ASHTAPUTRE
For R D. Ashtaputre & Associates

To,
The Chief Manager
Corporation Bank, Goregaon Branch,
Pratiksha Apartment, S.V Road,
Goregaon - (West), Mumbai - 400 062.

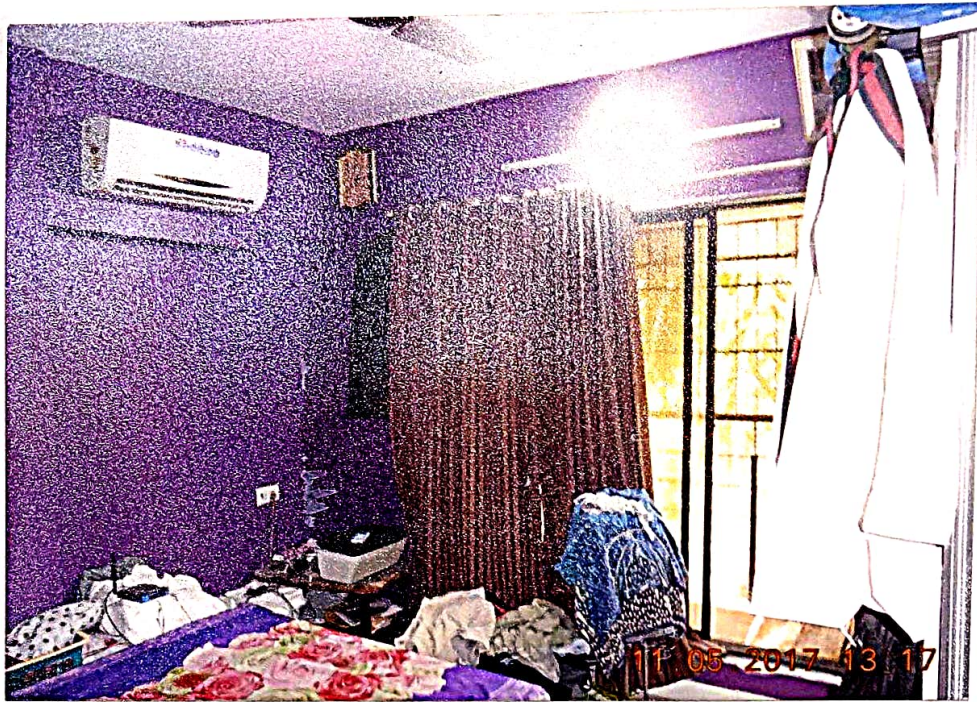
FLAT NO. 401, 4TH FLOOR,
"JATIN PROBHA", L.T. ROAD NO. 5,
C.T.S. NO. 199, VILLAGE - PAHADI,
GOREGAON - WEST, MUMBAI - 400 062.



VIEW OF
BUILDING



HALL



B E D R O O M



K I T C H E N